

ORDINANCE NO. 976

AN ORDINANCE AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING AN APPROXIMATE 81-ACRE PARCEL LOCATED ON THE EAST SIDE OF SOUTH HUTCHINS STREET, BOUNDED BY HARNEY LANE, SOUTH HUTCHINS STREET, A LINE RUNNING EAST AND WEST APPROXIMATELY 2640 FEET NORTH OF THE CENTERLINE OF HARNEY LANE, AND THE SOUTHERN PACIFIC RAILROAD, SUBJECT TO CERTAIN CONDITIONS.

The City Council of the City of Lodi does ordain as follows:

Section 1. The official District Map of the City of Lodi adopted by Section 27-2 of the Code of the City of Lodi is hereby amended and the property hereinafter described rezoned and reclassified from its present classification as being in the R-1, Single-Family Residential District to be in the P-D(10), Planned Development District No. 10, subject to certain conditions, viz:

An approximate 81-acre parcel located on the east side of South Hutchins Street, bounded by Harney Lane, south Hutchins Street, a line running east and west approximately 2640 feet north of the centerline of Harney Lane, and the Southern Pacific Railroad.

The alterations; changes and amendments of said official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with the provisions of Chapter 27 of the Code of the City of Lodi and the laws of the State of California applicable hereto,

Section 2. The above rezoning and reclassification is subject to the following conditions:

a. General Requirements

- (1) A Tentative Subdivision Map which conforms to the zoning proposal shall be submitted to the Planning Commission and shall be established as a part of the development plan.

- (2) For the area south of Century Boulevard prior to or at the time of filing of any Final Map or Maps at least one-half of the lots shown on said map or maps shall be for single-family purposes.
  - (3) The dedication and improvement of South Hutchins Street and Century Boulevard shall conform to the adopted Specific Plans for those streets.
  - (4) Harney Lane shall be improved and dedicated as a major City Street with a right-of-way of 80 feet and a curb-to-curb dimension of 64 feet.
  - (5) The routing of a bicycle path or lane north-south through the property shall be provided.
  - (6) The area on the north side of Century Boulevard between South Hutchins Street and South Church Street which is designated as an apartment house site shall conform to the height, area, minimum yards, land coverage and off-street parking as set out in Section 27-8, R-MD, Medium Density Multiple Family Residential District. of the Municipal Code and as depicted on the amended site plan submitted to and reviewed by the Planning Commission.
  - (7) Within 30 days of the final approval of Planned Development District No. 10 by the City Council, the developers shall present the Planning Director a "Development Schedule" as required by the City's Zoning Ordinance.
- b. Single-Family Development
- (1) The single-family portion of the development shall not be subject to site plan and architectural review.

- (2) Within this area the uses permitted, height and area; minimum yards, and land coverage shall conform to Section 27-5, R-1, Single-Family Residential District of the Municipal Code.

c. Two-Family Development

- (1) All duplexes shall be subject to site plan and architectural approval.
- (2) Within the areas devoted to two-family dwellings, height and area, minimum yards and land coverage should conform to Section 27-7, R-GA, Garden Apartment Residential District of the Municipal Code.
- (3) For two-family dwellings the minimum area shall be 6,000 square feet with a minimum width of 60 feet and a minimum depth of 100 feet.

d. Four-Family Development


- (1) All fourplexes shall be subject to site plan and architectural approval.
- (2) Within the areas devoted to four-family dwellings, height and area, minimum yards and land coverage shall conform to Section 27-8, Medium Density Multiple-Family Residential District, of the Municipal Code.
- (3) For four-family dwellings the minimum area shall be 8,000 square feet with a minimum width of 60 feet and a minimum depth of 100 feet.
- (4) Within the area designated for fourplexes, the developer shall provide a landscape plan and an automated sprinkler system plan which shall be subject to the approval of the Public Works Department.

(5) The deed restrictions (i. e. , Homeowners' Association Requirements) as they concern the maintenance of the common areas and other items shall be submitted for review by the Planning Commission.

Section 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 4. This ordinance shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 19th day of July, 1972.

  
EZRA M. EHRHARDT  
Mayor

  
Attest: BESSIE L. BENNETT  
City Clerk

State of California

County of San Joaquin, ss.

I, Bessie L. Bennett, City Clerk of the City of Lodi and ex officio Clerk of the City Council of said city, do hereby certify that Ordinance No. 976 was introduced at a regular meeting of the City Council held July 5, 1972 and was thereafter passed, adopted and ordered to print at a regular meeting held July 19, 1972 by the following vote:

Ayes: Councilmen - HUGHES, KATNICH, PINKERTON,  
SCHAFFER and EHRHARDT

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 976 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

  
Bessie L. Bennett  
City Clerk